

TOWN OF
STONEHAM
MASSACHUSETTS

TOWN HALL
35 CENTRAL STREET
STONEHAM, MA 02180-2087

Inspectional Services
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December 9, 2013

Robert Sweeney, Chairman
Board of Selectmen
35 Central Street
Stoneham, MA 02180

Re: 170 Franklin Street, Stoneham MA 02180
The Commons at Weiss Farms

Dear Mr. Chairman:

The building department has reviewed the Project Eligibility Application for the Commons at Weiss Farm, 170 Franklin Street, and offers the following from the information provided.

The applicant is proposing to construct 264 apartments within three five-story buildings along with the addition of seven accessory buildings. The site falls within the Residence A District, which allows for single family dwellings by right, along Franklin Street.

The height of the proposed building will be more that two times the maximum allowed at 66 feet. The maximum height allowed in Residence A District is 30 feet.

The minimum lot area for Residence A District is 10,000 square feet per unit, requiring 2,640,000 square feet for the proposed project. The area provided for 264 units is 1,118,363 square feet.

Required parking for residential use is 2.1 spaces per unit, this would required 554 parking spaces. The proposed project provides 449 parking spaces.

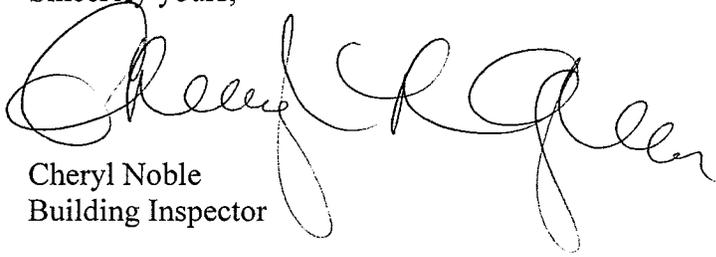
Residence A district allows for one Directional Sign at 1 square foot and one Accessory Use sign at 1 square foot. Requested for the proposed project are 6 monument and 5 directional signs at 650 square feet.

Section 4.2.2.2 (a) allows for a garage accessory building for not more that three (3) cars. The proposal is to provide six garages for a total of 42 cars.

The proposed plan does not designate and area for snow storage/removal. The storage of snow shall not reduce the number of parking spaces (6.3.4.2 (10)).

If you have any questions or concerns, please feel free to contact me.

Sincerely yours,

A handwritten signature in cursive script, appearing to read "Cheryl Noble". The signature is fluid and connected, with a large initial "C" and a long, sweeping tail.

Cheryl Noble
Building Inspector